

# Staff Summary Report



Council Meeting Date: 09/12/02

Agenda Item Number: 12

**SUBJECT:** This is the first public hearing for Skip & Jan's Sports Bar Inc. for a use permit for a change of business ownership located at 7700 South Priest Drive.

**DOCUMENT NAME:** 20020912dsrh01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

q-j

**COMMENTS:** Hold the first public hearing for **SKIP & JAN'S SPORTS BAR INC.** for a use permit to modify condition #1, located at 7700 South Priest Drive. The following approval is requested from the City of Tempe:

**#SGF-2002.61** An Amended General and Final Plan of Development for a 10,054 s.f. billiards, restaurant and sports bar within Sports Authority Plaza, totaling 151,321 s.f. on 18.5 net acres, including the following:

Previous Condition of Approval:

1. Use permit is non-transferable and is issued to the current business owners of Pooch's Easy Street (Donna and Thomas Ferris) only.

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8331)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8331)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval  
Public – None to date

**ADDITIONAL INFO:** On May 31, 2001, City Council approved a use permit for Pooch's Easy Street. With that approval, condition #1 stated that the use permit was issued only to the owners Pooch's Easy Street and non-transferable. Now the new business owners have changed the business name to Skip & Jan's Sports Bar and request a use permit to change the business ownership. The new owner has no intent to change the current business operation. The applicant has contacted the Police Department and they are working on updating the security plan for the establishment. Staff is in support of the request and to date, no public input has been received.

- ATTACHMENTS:**
1. List of Attachments
  2. History & Facts / Description / Comments / Reasons for Approval
  3. Conditions of Approval
- 
- A. Location Map
  - B. Plan of Development/Site Plan
  - C. Floor Plan
  - D. Letter of Explanation/Intent

## **HISTORY & FACTS:**

- December 15, 1988. City Council approved a zoning change from AG to PCC-2 and a General Plan of Development for Price Club Plaza, Tract "B" consisting of 191,700 s.f. on 18.5 net acres, including variances.
- August 12, 1993. City Council approved an Amended General and Final Plan of Development for Price Club Plaza consisting of 157,095 s.f. including use permits for a bar/nightclub with live entertainment, parking by demand, plus three variances for building setbacks and for an on-site drive length.
- February 10, 1994. City Council approved a use permit to allow a pool hall (Tommy's Billiards) and a variance for front yard building setback from 60' to 50'.
- May 31, 2001. City Council approved a use permit for Pooch's Easy Street for a change of business ownership located at 7700 South Priest Drive.

**DESCRIPTION:** Owner – Centre Point Association  
Business owner(s) – Paul & Janet Stefanovich  
Applicant – Janet Stefanovich  
Existing zoning – PCC-1  
Total site area – 18.5 net acres (total commercial center)  
Total bldg. area – 151,054 s.f. (total commercial center)  
Parking required for Skip & Jan's – 80 spaces  
Parking provided for Skip & Jan's – 80 spaces  
Bicycle parking required for Skip & Jan's – 5 spaces  
Bicycle parking provided for Skip & Jan's – 5 spaces

**COMMENTS:** On May 31, 2001, City Council approved a use permit for Pooch's Easy Street. With that approval, condition #1 stated that the use permit was issued only to the owners Pooch's Easy Street and non-transferable.

Now the new business owners have changed the business name to Skip & Jan's Sports Bar and request a use permit to change the business ownership. The new owner has no intent to change the current business operation. The applicant has contacted the Police Department and they are working on updating the security plan for the establishment and the plan will be finalized before City Council action. Staff recommends approval subject to the attached conditions. To date, staff has not received any public input regarding this application.

## **REASON(S) FOR**

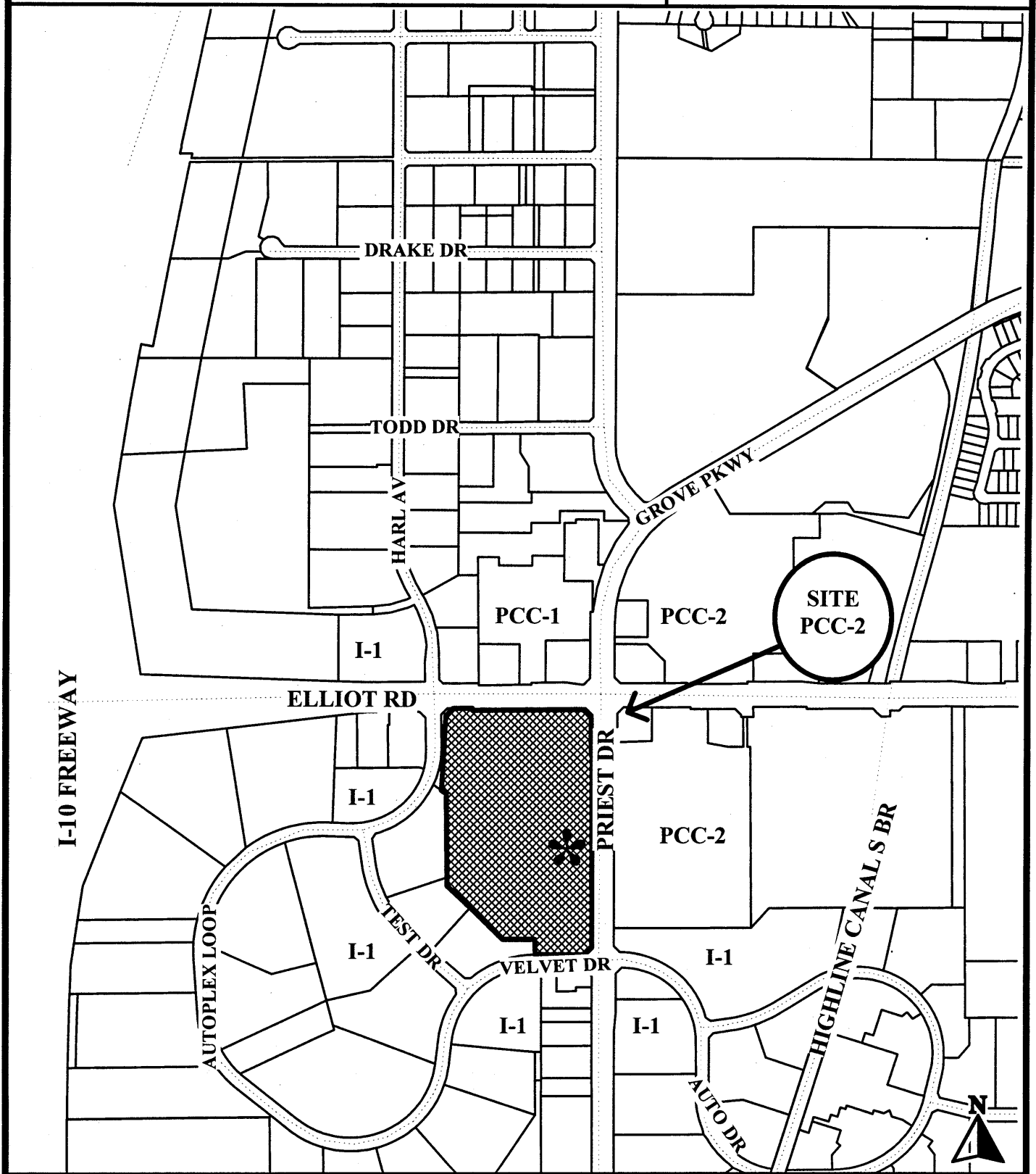
- APPROVAL:**
1. The intention of the new business owner is to continue operating the pool hall business as the previous owner.
  2. The business ownership change should not be detrimental to adjacent businesses or property owners.

**CONDITION(S)  
OF APPROVAL:**

1. The use permit is non-transferable and is issued to the current business owners of Skip & Jan's Sports Bar Inc. (only).
2. **On or before September 26, 2004**, the applicant shall return to the City Council for a review of compliance with the conditions of approval.
3. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
4. Any significant verifiable police complaints (as determined by the City Attorney and Police Dept.) shall require the applicant to return to the City Council for re-evaluation of the use permit.
5. Security shall be provided according to the agreement with the Police Department.

**SKIP & JAN'S SPORTS BAR**

**SGF-2002.61**



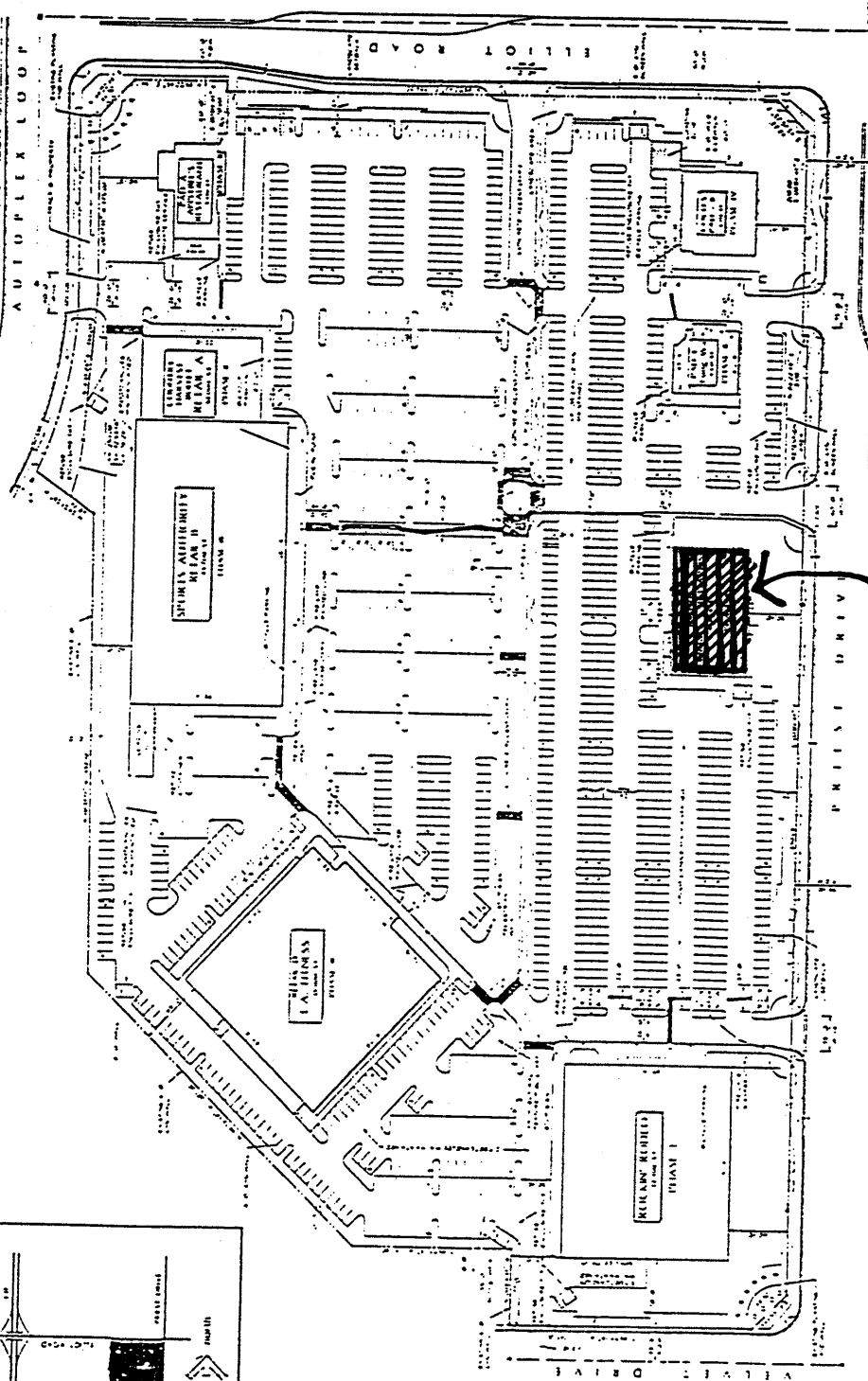
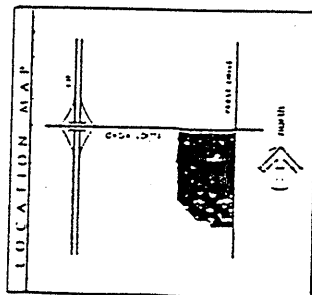
**Location Map**



PUB. COCO'S RESTAURANT  
ADDRESS - 1525 WEST 111TH ROAD  
KNOXING MCC-2

PAUL J. COCO'S RESTAURANT

ZONING MAPS



# SUBJECT SITE

B

ARCHITECTURAL  
SITE PLAN

SPORTS AUTHORITY PLAZA  
CENTREPOINT ASSOCIATES  
101 S. Foothill Blvd., Ste. 100, Los Angeles, CA 90024

KURT D. REED ASSOCIATES, INC.  
16021 54TH AVE  
VAN DUSEN

8, 2001

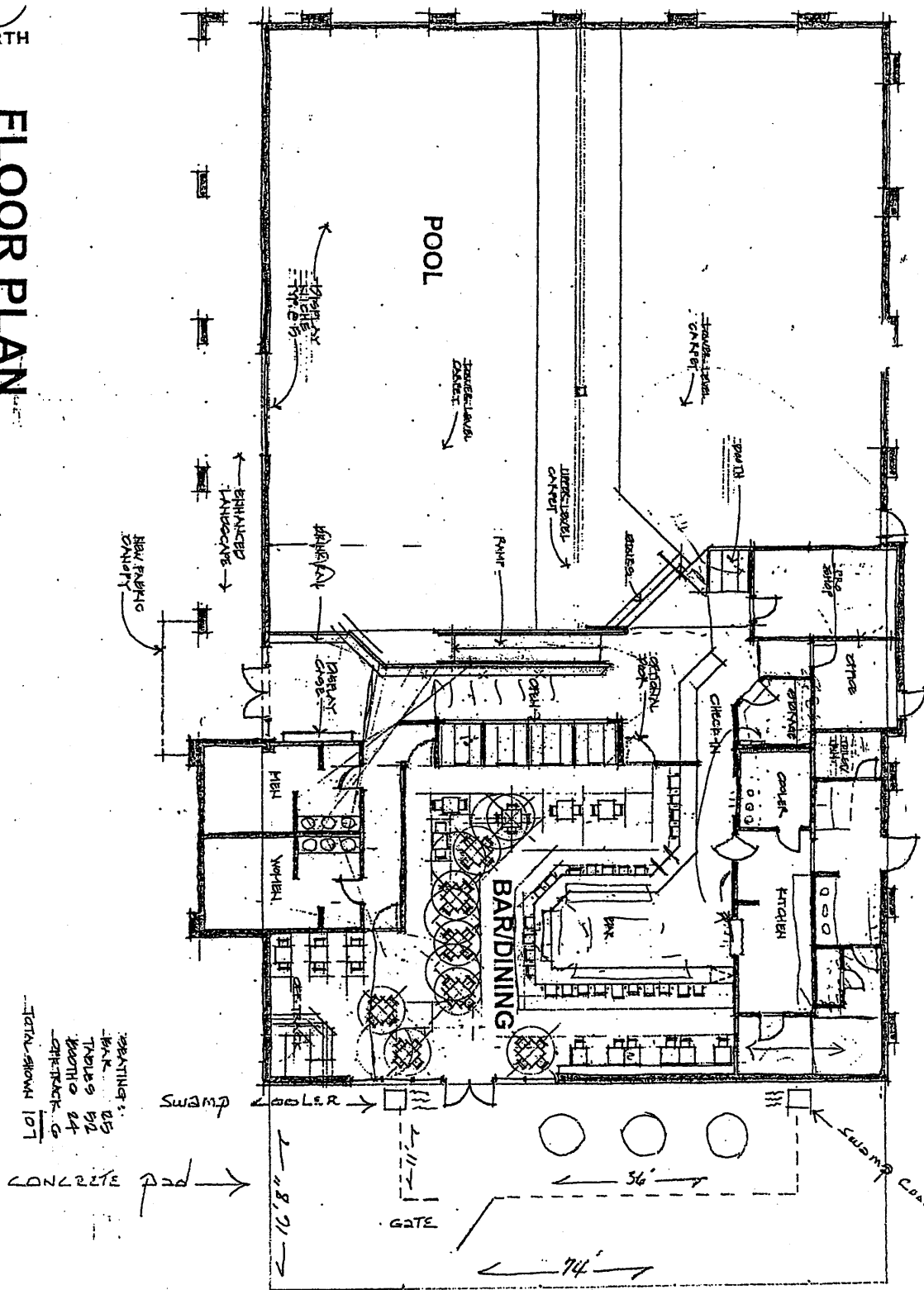
# 01002

# EASY STREET

NORTH

## FLOOR PLAN

0 2 4 8 16



- patio defined by Beige, powder coated WROUGHT IRON STYLE FENCING 4' H
- CONCRETE pad is 1201 sf
- proposed patio is 400 sf



C

Aug 1, 2002

To whom It may Concern

We sold our Business Skip & Dan's Sports Bar Inc to Pooches Easy Street March 1, 2001.

The Sale of the Assets was a Contract Sale which they were making payments to us & the Landlord (Kimes Realty). They gotter Behind on Both; which put them in Default. By Mutual Agreement with all Parties involved they returned the Business Back Us on August 1, 2002

Very Truly  
Janet & Paul Stefanovich  
Skip & Dan's Sports Bar Inc.

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